

# Strode Arms

Cranmore, Shepton Mallet, BA4 4QJ

SINCE 1875  
**WADWORTH**  
TRADITIONS WORTH HOLDING ON TO

## Introduction

The Strode Arms is a classic British 18<sup>th</sup> century stone-built pub in the centre of Cranmore. This idyllic village is situated between Frome and Shepton Mallet in the beautiful Somerset countryside. This pub very popular with locals and visitors to the area and benefits from the East Somerset steam railway attraction in the village. The pub has a quintessential feel, tasteful décor, inglenook fireplace and log burning stoves, making it a great place to dine with your friends and family.



### Trading Potential

This fantastic village pub sits directly opposite the village duck pond and has all the hallmarks of a great traditional British pub. Cranmore is a short distance from the thriving communities of Frome and Shepton Mallet. The Strode Arms can comfortably seat 82 throughout, the fully equipped trade kitchen can effortlessly cater for these numbers. The business is trading 60/40 in favour of food and is well patronised. The flat adjacent to the private accommodation on the right-hand side of the building could provide an additional benefit to the business with the possibility of using it as a letting apartment or Air B&B after investment.

### New Business Partner Profile

The new business partners will ideally be owner operators with a good level of catering skills and superb communication skills. They should be village focused and want to become a key part of the community. This site would suit operators with previous experience in the trade and running a site that caters for a local community as well as visitors. Enthusiasm and drive would add value to what is an already solid business.

### Trade Areas

The trading areas are spread over 4 separate spaces, the far end of the pub is set for dining and can seat 30, it is adjoined by a snug room with space for 14, and a log burning stove provides a characteristic addition. The main bar has an inglenook fireplace with further seating, this leads through to another bar seating area.

### External Areas

The pub benefits from a rear car park with 20 spaces, with an additional 6 spaces at the front of the pub. The picturesque front has a fenced patio area with 7 benches and the rear garden has 5 benches. There is a double garage/storeroom and car port.

### Domestic Accommodation

The private accommodation has 3 bedrooms, an office, a large lounge with fully fitted kitchen and a bathroom with a shower bath. A separate one bedroom fully contained flat with a private entrance has potential for either staff accommodation or letting, although it does require investment.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£17,000

For further details, please email: [tenantrecruitment@wadworth.co.uk](mailto:tenantrecruitment@wadworth.co.uk)